

**ORDINANCE NO. 20060518-027**

**AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 2408 BRIDLE PATH FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** This ordinance applies to the construction of a single family residence located at 2408 Bridle Path. The two story structure will have a floor area of 3,913 square feet.

**PART 2.** Applicant has filed a waiver application requesting that Council waive Part 5 Section (D)(5) of Ordinance No. 20060309-058 which prescribes minimum and maximum front yard setbacks for a lot on a block face on which four or more lots are developed for a use described in Subsection (B):

- (a) the lot with the principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average; and
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

**PART 3.** Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

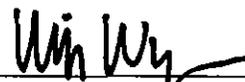
**PART 4.** A waiver is granted from Part 5 Section (D)(5) of Ordinance 20060309-058 to allow the construction of a single family residence located at 2408 Bridle Path with a front yard setback of no less than 40 feet.

**PART 5.** This ordinance takes effect on May 29, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_ May 18 \_\_\_\_\_, 2006

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Will Wynn  
Mayor

**APPROVED:**   
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David Allan Smith  
City Attorney

**ATTEST:**   
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Shirley A. Gentry  
City Clerk